

REPORT TO THE HEARING OFFICER

| | | |
|-------------------------|---|----------------|
| DATE ISSUED: | July 7, 2022 | |
| HEARING DATE: | July 19, 2022 | AGENDA ITEM: 8 |
| PROJECT NUMBER: | PRJ2021-003469-(1) | |
| PERMIT NUMBER(S): | Conditional Use Permit RPPL2021009598 | |
| SUPERVISORIAL DISTRICT: | 1 | |
| PROJECT LOCATION: | 17128 Colima Rd., Hacienda Heights, CA 91745 | |
| OWNER: | CFT NV Developments LLC | |
| APPLICANT: | New Emerald Health Services / James Qiu | |
| CASE PLANNER: | Carl Vincent Nadela, AICP, Senior Regional Planner cnadela@planning.lacounty.gov | |

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2021-003469-(1), Conditional Use Permit Number ("CUP") RPPL2021009598, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2021009598 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

CUP for the establishment and operation of a new adult day care facility within an existing tenant space at an existing commercial complex in the C-2 (Neighborhood Business) Zone pursuant to Los Angeles County ("County") Code Section 22.20.030 (Land Use Regulations for Zone C-2).

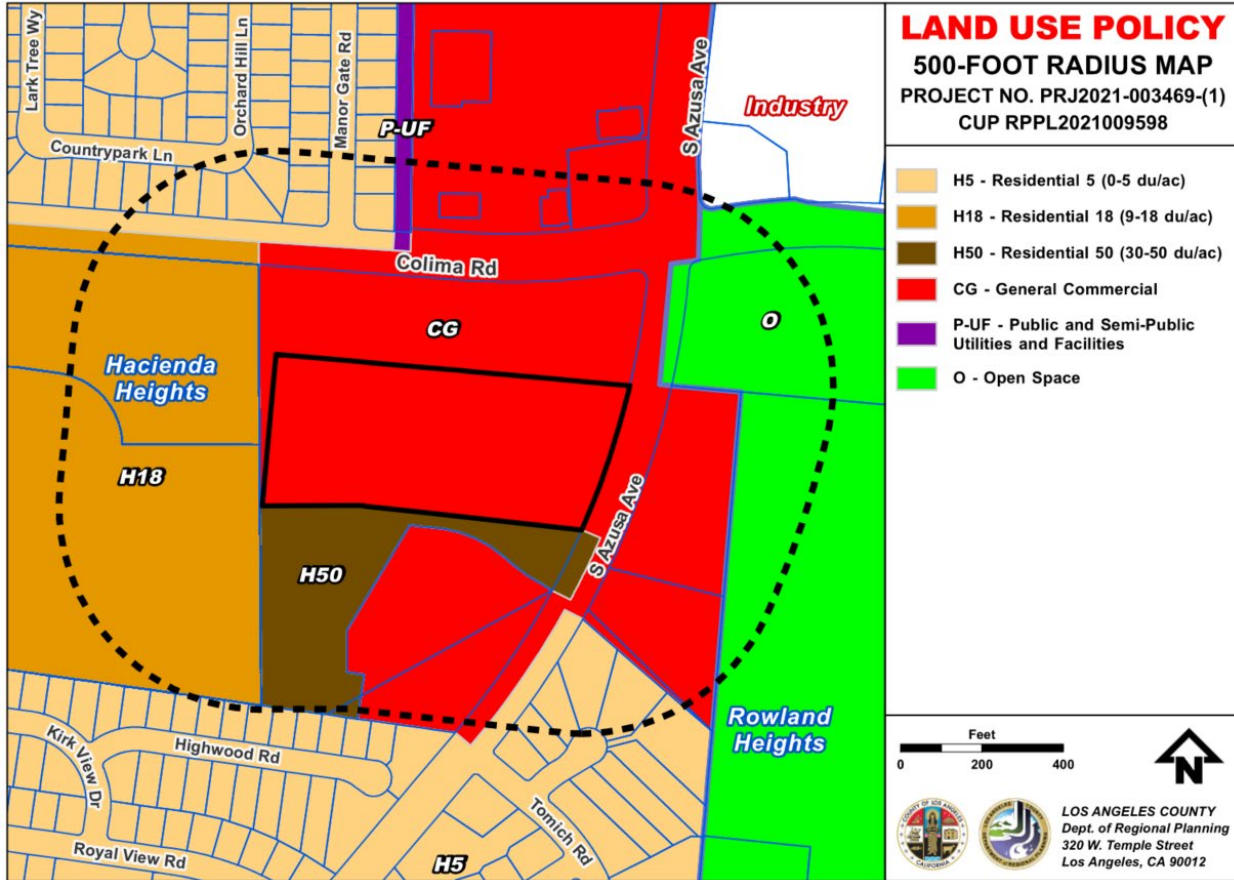
B. Project

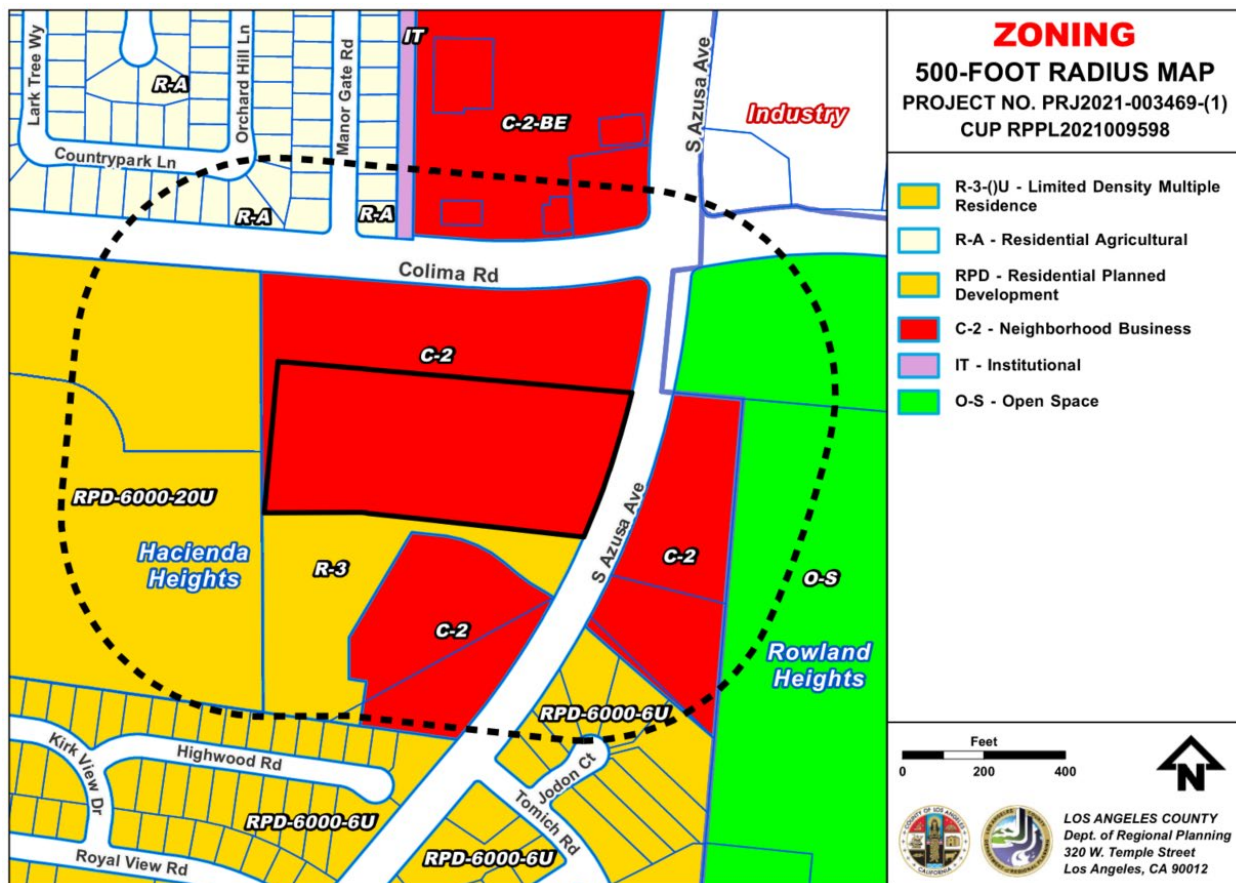
The Project is for the establishment of a new adult day care facility within an existing tenant space at an existing commercial complex. The subject tenant space used to be a dance studio in the past and is currently vacant. The business hours of the facility will be 7:00 am to 4:30 pm, serving 190 to 220 clients. Clients will be dropped off and picked up at the site by five minivans that are taken home by staff outside of the facility's working hours. Staff members will range from 25 to 27, depending on the number of clients.

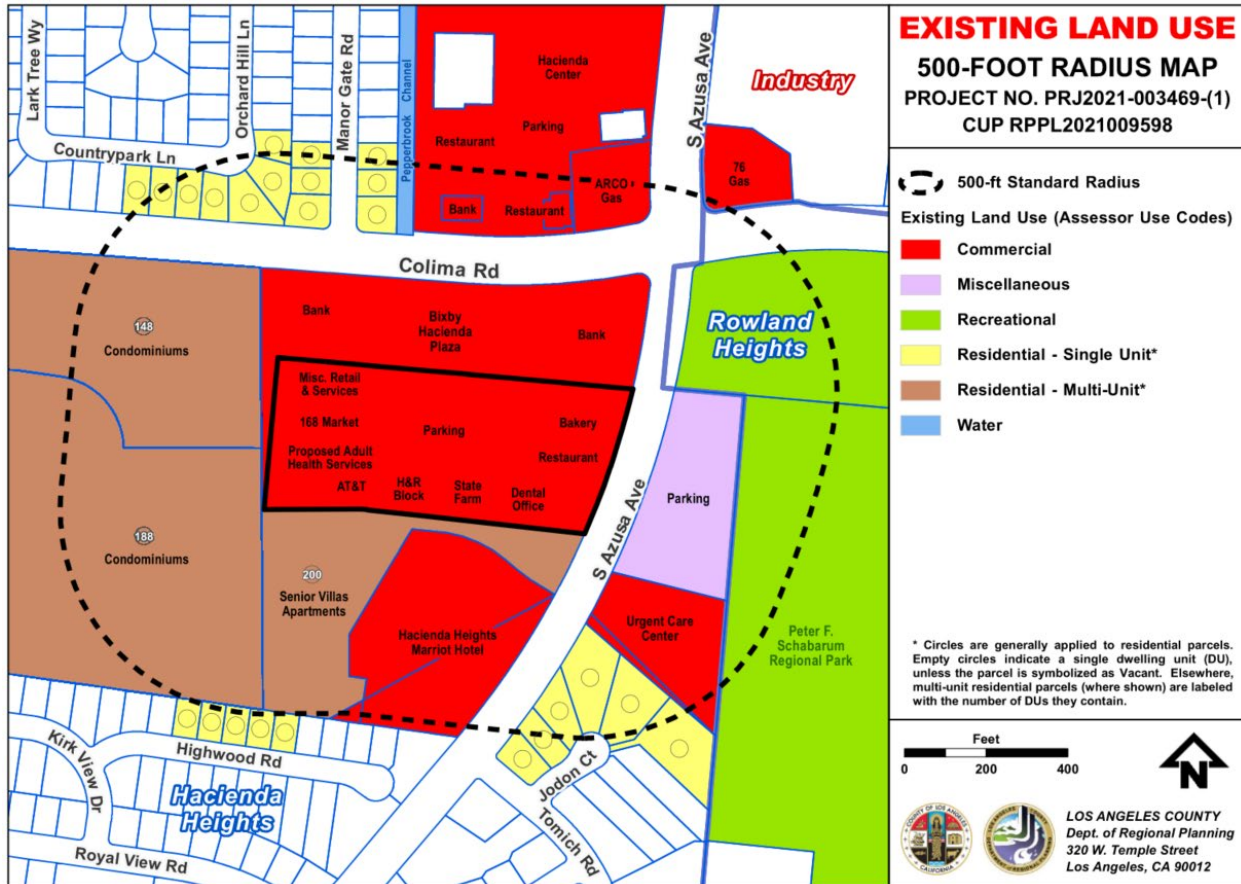
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

| LOCATION | HACIENDA HEIGHTS COMMUNITY PLAN LAND USE POLICY | ZONING | EXISTING USES |
|---------------------|---|--|--|
| SUBJECT PROPERTY | CG (General Commercial) | C-2 | Shopping center |
| NORTH | CG, P-UF (Public and Semi Public – Utilities), H5 (Residential 5 – 0 to 5 du/net ac) | C-2-BE (C-2 Billboard Exclusion), IT (Institutional), R-A (Residential- Agriculture) | Shopping center, drainage channel, single-family residences |
| EAST | CG, O (Open Space) | C-2, OS (Open Space) | Medical offices, County Park |
| SOUTH | CG, H50 (Residential 50 – 0 to 50 du/net ac) | C-2, R-3 (Limited Density Multiple Residence) | Hotel, apartments |
| WEST | H18 (Residential 18 – 0 to 18 du/net ac) | RPD-6000-20U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – Maximum Density of 20 units per acre) | Townhomes |







PROPERTY HISTORY

A. Zoning History

| ORDINANCE NO. | ZONING | DATE OF ADOPTION |
|---------------|--|------------------|
| 5122 | A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) | 5/25/1948 |
| 9562 | C-3 (General Commercial) | 5/7/1968 |
| 10108 | C-3 | 10/6/1970 |
| 11123 | C-3 | 4/22/1975 |
| 820131z | C-3-BE (General Commercial – Billboard Exclusion) | 6/15/1982 |
| 201000004z | C-2 (Neighborhood Commercial) | 5/24/2011 |

B. Previous Cases

| CASE NO. | REQUEST | DATE OF ACTION |
|-------------------------|--|-----------------------|
| Plot Plan No. 201200495 | Tenant Improvement for Dance Studio and School | 9/6/2012 |

C. Violations

No violations were found on record for the specific tenant space that is the subject of this CUP application.

ANALYSIS

A. Land Use Compatibility

The location of the proposed Adult Day Care Facility is a currently vacant tenant space located within an existing commercial complex located at the southwest corner of Colima Road and South Azusa Avenue. The establishments within this commercial complex include restaurants, retail stores, office and service establishments. Across Colima Road and across the corner are two other commercial complexes with a similar tenant mix. To the south and west are multi-family residences and further south, west, and northwest are single-family residences. To the east is a County Park. All these are buffered from the site by enclosed structures, block walls, landscaping and the widths of Colima Road and Azusa Avenue. With adequate operational controls, such as restrictions on operating hours and maximum number of clients and staff, the proposed Adult Day Care Facility within an existing tenant space of the existing commercial center is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is for a tenant improvement within an existing commercial complex to establish a new Adult Day Care Facility in a tenant space that used to be occupied by a dance studio and school and is currently vacant. No changes are being proposed to the exterior of the existing commercial structure. There is ample parking within the existing common parking lot of the commercial complex to accommodate the parking needs of the proposed facility, as well as the other existing uses currently operating at the commercial complex. The subject tenant space is adequately buffered from the surrounding community by concrete block walls, a large parking lot, and the widths of Colima Road and Azusa Avenue, both public streets and heavily travelled thoroughfares. The proposed facility is not expected to have any adverse impacts on the surrounding neighborhoods.

C. Design Compatibility

Pursuant to Section 22.20.040 (Development Standards for Commercial Zones) of the County Code, the property is subject to the development standards for the C-2 zone.

Because the Project involves only an interior tenant improvement and does not propose any changes to the existing commercial structures, it has no physical impact to the design of the existing commercial complex. Thus, the existing commercial complex continues to be compatible with the surrounding areas, as it used to, prior to the proposed Project.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Hacienda Heights Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.158.050 (Findings and Decisions) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study (Exhibit F – Environmental Determination) concluded that there is no evidence that the project may have a significant impact on the environment.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Staff has not received any comments at the time of report preparation.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

The Hacienda Heights Improvement Association, in a letter dated February 28, 2022, indicated that they have no concerns with seeing the proposed Project continue on its path.

Report

Reviewed By: Maria Masis

Maria Masis, AICP, Supervising Regional Planner

Report

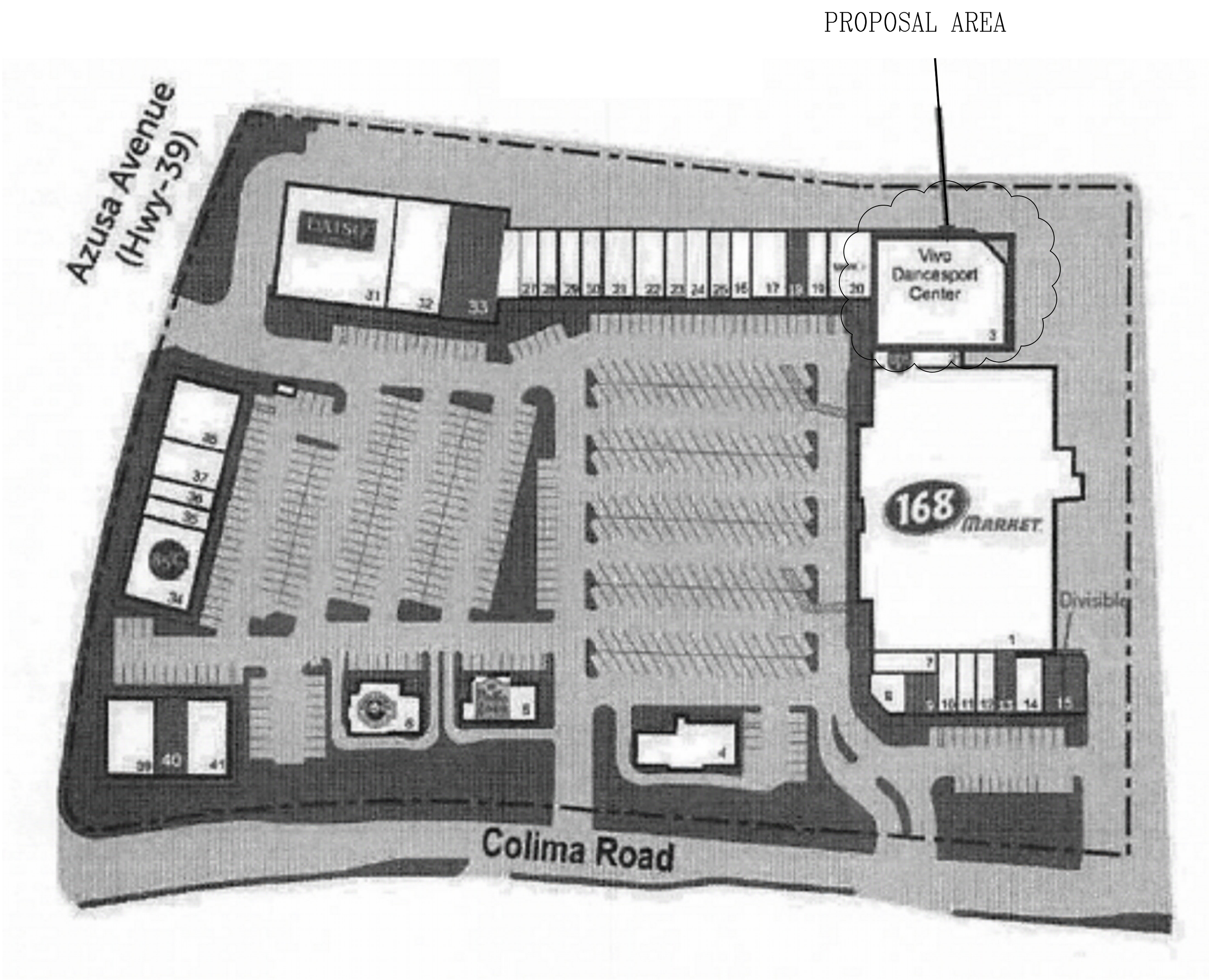
Approved By: Susan Tae

Susan Tae, AICP, Assistant Administrator

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| LIST OF ATTACHED EXHIBITS | |
|---------------------------|-----------------------------|
| EXHIBIT A | Plans |
| EXHIBIT B | Project Summary Sheet |
| EXHIBIT C | Findings |
| EXHIBIT D | Conditions of Approval |
| EXHIBIT E | Applicant's Burden of Proof |
| EXHIBIT F | Environmental Determination |
| EXHIBIT G | Informational Maps |
| EXHIBIT H | Photos |
| EXHIBIT I | Public Correspondence |

NEW EMERALD HEALTH SERVICES (ADULT DAY HEALTH CARE)



PLOT PLAN

SCOPE OF WORK UNDER THIS PERMIT:

- * CHANG OF OCCUPANCY A-3 TO I-4
- * INTERIOR PARTITION WALL
- * ELECTRICAL
- * PLUMBING
- * MECHANICAL
- * FIRE SPRINKLER SYSTEM (UNDER SEPARATE PERMIT)
- AND FIRE ALARM SYSTEM (UNDER SEPARATE PERMIT)

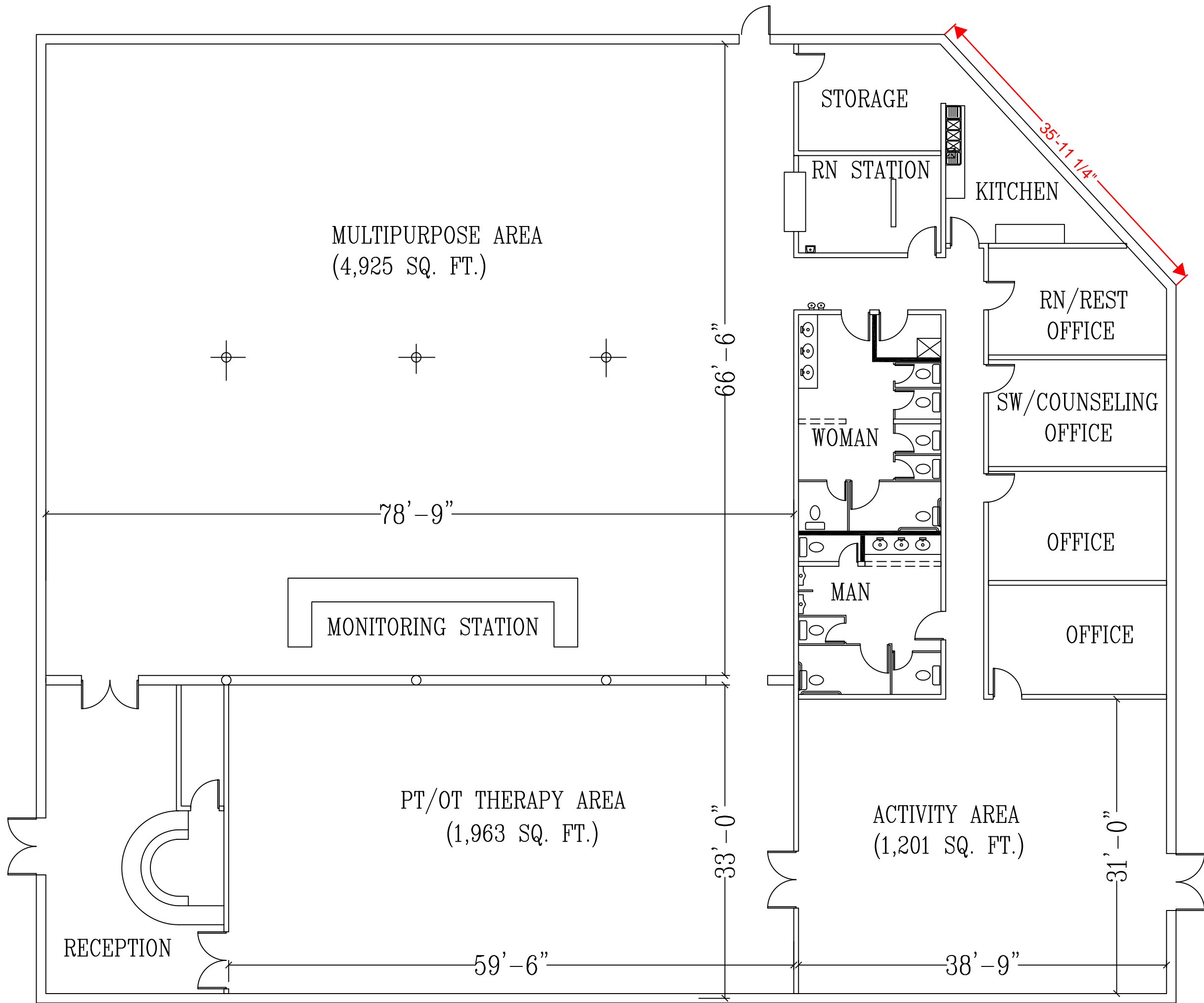
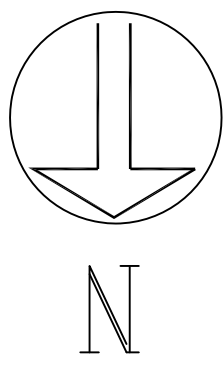
BUILDING SUMMARY

TYPE OF CONSTRUCTION: III-B W/ FIRE SPRINKLER
OCCUPANCY GROUP: B, I-4,
BUILDING USEADULT DAY CARE
NO. OF STORY: 1 STORY
FLOOR AREA: 12,000 SQ. FT.

BUILD'G CODES:

2019 CBC, CPC, CMC, CEC. & 2019 ENERGY CODE
THE FACILITY IS MEANT FOR AMBULATORY PATIENTS ONLY

PROPOSAL AREA



FLOOR PLAN SCALE: 1/10"=1'-0"

MAX. OCCUPANT LOAD

| | |
|--|-----------------|
| RECEPTION & 4 OF OFFICE ROOM | 1 + 4 = 5 |
| MONITORING STATION | 2 |
| ACTIVITY AREA (1,201 + 4,925 + 1,963) = 8,089 SQ. FT. | 8,089/@35 = 231 |
| STORAGE ROOM & RESTROOM | |

TOTAL: 238

PLUMBING FIXTURE ANALYSIS REQUIRED

MALE : 1/2 X 238 = 119 (3 OF WC = 36-55, ADD 1 @40) = 3+2 = 5 WC
2 OF URINALS = 2 WC @LAV = @40 =3)
WATER CLOSET = 3 URINALS = 2, LAVATORIES = 3
FEMALE : 1/2 X 238 = 119 (4 OF WC = 36-55, ADD 1@ 40) =4+2 = 6 WC
@LAV = @40 = 3
WATER CLOSET = 6 LAVATORIES = 3

DRINKING FOUNTAIN =(@1-150) = 238/150 = 2

PROPOSAL PLUMBING FIXRURE

MALE: WATER CLOSET = 4 URINALS = 2, LAVATORIES = 3
FEMALE: WATER CLOSET = 6 LAVATORIES = 3
DRINKING FOUNTAIN = 2

[F] 907.2.6 Group I. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided in accordance with Sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3.

EXIT WIDTH CALCULATION: GROUP I-4

| | |
|---|-------------------------------|
| OCCUPANT LOAD: | 238 |
| # OF EXITS REQUIRED: (CBC 1021.1) | 2 |
| REQUIRED EXIT WIDTH: 100% CAPACITY = 238 X 0.2" = 50% CAPACITY = 238/2 = 119 X 0.2" = | 48" 24" |
| # OF EXITS PROVIDED: | 2 |
| PROVIDED EXIT WIDTHS EXIT #1 6'-0" PAIR SWIND DOOR EXIT #2 3'-0" SWING DOOR | 68" CLR 32" CLR |
| TOTAL EXIT WIDTH PROVIDED: TOTAL EXIT WIDTH WITHOUT ONE DOOR: (50% CAP) | 100" CLR = OK 32" CLR = OK |

NOTES:
PEDWSTRIANTS SHALL BE PROTED DURING CONSTRUCTION, REMODELING AND DEMOLITION
ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33

| REVISIONS | BY |
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| | |

LEAVON DEVELOPMENT
DESIGN BY: JAMES QIU
2201 CATHERYN PL.
ROSEMEAD CA 91770
TEL: (626) 260-4600

TENANT IMPROVEMENT
17120 COLIMA RD.,
HACIENDA HEIGHTS, CA 91745

CONTACT

OWNER:
CPT NV DEVELOPMENT, LLC
PANDA RESTAURANT GROUP INC
1120 N TOWN CENTER DR #150
LAS VEGAS, NEVADA, 89144

TENANT:
NEW EMERALD HEALTH
CENTER INC.
650 PUEBLO DR,
MONTEREY PARK, CA 91745

ARCHITECTURAL DESIGN
JAMES QIU
2201 CATHERYN PL
ROSEMEAD CA 91770
TEL: (626)260-4600
FAX: (626)266-9676

ENERGY ENGINEERING
RAYMOND M. ZHONG
2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803
TEL: (626)289-8808
FAX: (626)286-4913

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| DRAWN |
| CHECKED |
| DATE |
| SCALE |
| JOB NO. |
| SHEET |
| A-1 |
| OF SHEETS |

PARKING MATRIX FORM

17130 COLIMA RD HACIENDA HEIGHES, CA 91748 BIXBY HACIENDA PLAZA

PROJECT NO:

SITE ADDRESS:

PERMIT NO:

APN: 8295-012-159

| | NAME OF BUSINESS | ADDRESS, UNIT OR SUITE NO. | USE (Retail, office, restaurant, residential, etc.) | GROSS SQ. FT. OF UNIT | OCCUPANT LOAD ¹ (If applicable) | PARKING RATIO | SPACES REQUIRED ² | SPACES PROVIDED |
|--|------------------|--|--|-----------------------------|--|------------------|--|-----------------|
| 1 | 17160A | Daiso California LLC | Retail | 10,000 | | 1/250 | 40 | 40 |
| 2 | 17160C | Pacific Dental Services, LLC | Office | 5,000 | | 1/400 | 12.5 | 12.5 |
| 3 | 17160D | JP Morgan Chase Bank, National Association | Office | 5,930 | | 1/400 | 15 | 15 |
| 4 | 17120 | 168 Market | Retail | 44,128 | | 1/250 | 176.5 | 176.5 |
| 5 | 17128 | The UPS Store | Office | 1,440 | | 1/400 | 3.6 | 3.6 |
| 6 | 17130 | Emerald Health Services | Adult day care | 12,000 | | 1/staff | 27 | 27 |
| 7 | 17110A | Cluck2Go | Restaurant | 1,152 | | 28 | 9.33 | 9.33 |
| 8 | 17110B | Sweet Honey Dessert | Restaurant | 1,232 | | 28 | 9.33 | 9.33 |
| 9 | 17110C | BBQ Chicken | Restaurant | 1,000 | | 36 | 12 | 12 |
| 10 | 17110D | Sun's Beauty Salon | Office | 990 | | 1/400 | 2.5 | 2.5 |
| 11 | 17110E | Ding Tea | Restaurant | 990 | | 28 | 9.33 | 9.33 |
| 12 | 17110F | Vacant | | 990 | | | | 0 |
| 13 | 17110G | Vacant | | 960 | | | | 0 |
| 14 | 17110H | T Mobile Premier H.H. | Office | 900 | | 1/400 | 2.25 | 2.25 |
| 15 | | | | | | | | |
| 1 Attach completed Building & Safety Occupancy Load Determination Form A. | | | | | | | TOTAL SPACES REQUIRED³ | 319.3 |
| 2 Please refer to Chapter 22.112 of the Zoning Code. | | | | | | | TOTAL SPACES PROVIDED | 319.3 |
| 3 If the total number of required spaces is a fraction, round to the nearest whole number. | | | | | | | <i>Difference*</i> | |

By my signature below, I certify that this analysis data is true to the best of my knowledge.

*A negative difference may require an authorized Parking Permit or Minor Parking Deviation.

PROPERTY OWNER OR APPLICANT SIGNATURE

DATE OF
SIGNATURE

PRINT NAME

Attach additional sheets, if necessary.

PARKING MATRIX FORM

PROJECT NO: _____

SITE ADDRESS: 17130 COLIMA RD HACIENDA HEIGHES, BIXBY HACIENDA PLAZA

PERMIT NO: _____

APN: 8295-012-159

| | NAME OF BUSINESS | ADDRESS, UNIT OR SUITE NO. | USE (Retail, office, restaurant, residential, etc.) | GROSS SQ. FT. OF UNIT | OCCUPANT LOAD ¹ (If applicable) | PARKING RATIO | SPACES REQUIRED ² | SPACES PROVIDED |
|--|---|----------------------------|--|-----------------------------|--|------------------|--|-----------------|
| 1 | 17110I Vacant | | | 1,800 | | 1/400 | | 0 |
| 2 | 17134A State Farm | | Office | 1,800 | | 1/400 | 4.5 | 4.5 |
| 3 | 17134B OptometRx Optometry | | Office | 1,920 | | 1/400 | 4.8 | 4.8 |
| 4 | 17134D Daniel C. Choo, M.D. F.A.C.C. and Selina K. Chan | | Medical | 1,080 | | 1/250 | 4.3 | 4.3 |
| 5 | 17134E Daniel C. Choo, M.D. F.A.C.C. and Selina K. Chan | | Medical | 1,200 | | 1/250 | 4.8 | 3 |
| 6 | 17134F Sprint Store by Verity Wireless | | Office | 2,400 | | 1/400 | 6 | 6 |
| 7 | 17138A Quest Diagnostics | | Office | 1,680 | | 1/400 | 4.2 | 4.2 |
| 8 | 17138B Presidential Real Estate | | Office | 1,680 | | 1/400 | 4.2 | 4.2 |
| 9 | 17138C Vacant | | | 1,200 | | 1/400 | | 0 |
| 10 | 17138D J&J Learning Center (Mathnasium) | | Office | 1,200 | | 1/400 | 3 | 3 |
| 11 | 17138E Super Parcel Express Services Co., LTD | | Office | 1,200 | | 1/400 | 3 | 3 |
| 12 | 17142B Lotus Salon | | Office | 1,080 | | 1/400 | 2.7 | 2.7 |
| 13 | 17142C H&R Block | | Retail | 1,080 | | 1/250 | 4.3 | 4.3 |
| 14 | 17142D Vacant | | | 1,200 | | 1/400 | | 0 |
| 15 | 17142E Tamaya Restaurant | | Restaurant | 1,200 | | 48 | 16 | 16 |
| 1 Attach completed Building & Safety Occupancy Load Determination Form A. | | | | | | | TOTAL SPACES REQUIRED³ | 51.8 |
| 2 Please refer to Chapter 22.112 of the Zoning Code. | | | | | | | TOTAL SPACES PROVIDED | 51.8 |
| 3 If the total number of required spaces is a fraction, round to the nearest whole number. | | | | | | | <i>Difference*</i> | |

By my signature below, I certify that this analysis data is true to the best of my knowledge.

*A negative difference may require an authorized Parking Permit or Minor Parking Deviation.

PROPERTY OWNER OR APPLICANT SIGNATURE

DATE OF
SIGNATURE

PRINT NAME

Attach additional sheets, if necessary.

PARKING MATRIX FORM

PROJECT NO: _____

SITE ADDRESS: 17130 COLIMA RD., HACIENDA HEIGHE, CA 91745 BIXBY HACIENDA PLAZA

PERMIT NO: _____

APN: 8295-012-159

| | NAME OF BUSINESS | ADDRESS, UNIT OR SUITE NO. | USE (Retail, office, restaurant, residential, etc.) | GROSS SQ. FT. OF UNIT | OCCUPANT LOAD ¹ (If applicable) | PARKING RATIO | SPACES REQUIRED ² | SPACES PROVIDED |
|--|---|---|--|-----------------------------|--|------------------|--|--------------------------------------|
| 1 | 17180 | Industrial and Commercial Bank of China | Office | 3,100 | | 1/400 | 7.75 | 7.75 |
| 2 | 17182 | El Pollo Loco, Inc. | Restaurant | 2,100 | | 69 | 23 | 23 |
| 3 | 17184A | Panda Express | Restaurant | 2,600 | | 78 | 26 | 26 |
| 4 | 17188A | Mega Bank | Office | 3,000 | | 1/400 | 7.5 | 7.5 |
| 5 | 17188B | Vacant | | 2,000 | | | | 0 |
| 6 | 17188C | Yakiyan USA LLC | Restaurant | 2,500 | | 131 | 43.67 | 43.67 |
| 7 | 17170A | 85 C BAKERY CAFE | Retail | 4,380 | | 1/250 | 17.5 | 17.5 |
| 8 | 17170D | Uncle Tetsu | Retail | 1,080 | | 1/250 | 4.3 | 4.3 |
| 9 | 17170E | Tein Chen Seven - Incense | Retail | 1,080 | | 1/250 | 4.3 | 4.3 |
| 10 | 17170F | Delivery Pharmacy | Office | 2,160 | | 1/400 | 5.4 | 5.4 |
| 11 | 17170H | HK Foods, LLC (Delicious Food Corner) | Restaurant | 3,300 | | 99 | 33 | 33 |
| 12 | | | | 135,012 | | | | |
| 13 | | | | | | | | |
| 14 | Retail = 1/250 Office + 1/400 Restaurant = 1 space per every 3 occupants Total spaces provide = 544 | | | | | | | |
| 15 | | | | | | | | |
| 1 Attach completed Building & Safety Occupancy Load Determination Form A. | | | | | | | TOTAL SPACES REQUIRED³ | 319.3 +51.8+172.42 = 543.5 |
| 2 Please refer to Chapter 22.112 of the Zoning Code. | | | | | | | TOTAL SPACES PROVIDED | 544 |
| 3 If the total number of required spaces is a fraction, round to the nearest whole number. | | | | | | | <i>Difference*</i> | 0.5 |

By my signature below, I certify that this analysis data is true to the best of my knowledge.

*A negative difference may require an authorized Parking Permit or Minor Parking Deviation.



PROPERTY OWNER OR APPLICANT SIGNATURE

6/18/2021

DATE OF
SIGNATURE

JAMES QIU

PRINT NAME

Attach additional sheets, if necessary.

PROJECT SUMMARY

OWNER / APPLICANT

New Emerald Health Services / James Qiu

MAP/EXHIBIT DATE

No information available

PROJECT OVERVIEW

Conditional Use Permit for the establishment and maintenance of a new adult day care facility within an existing tenant space at an existing commercial complex.

LOCATION

17128 Colima Rd., Hacienda Heights, CA 91745

ACCESS

Colima Rd. and Azusa Ave.

ASSESSORS PARCEL NUMBER(S)

8295-012-159

SITE AREA

6.91 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2 (Neighborhood Business)

PROPOSED UNITS

0

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

KEY ISSUES

- Consistency with the General Plan and Hacienda Heights Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for Zone C-2)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 974 - 6435

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-003469-(1)
CONDITIONAL USE PERMIT NO. RPPL2021009598**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2021009598** on July 19, 2022.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, New Emerald Health Services ("permittee"), requests the CUP to authorize the establishment and operation of a new Adult Day Care Facility (“Project”) on a property located at 17128 Colima Road, Hacienda Heights, CA 91745 in the unincorporated community of Hacienda Heights ("Project Site") in the C-2 (Neighborhood Commercial) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Land Use Regulations for Zone C-2).
3. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Hacienda Heights Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan.
4. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-2), a CUP is required for an Adult Day Care Facility in the zone.
5. **SURROUNDING LAND USES AND ZONING**

| LOCATION | LAND USE POLICY | ZONING | EXISTING USES |
|----------|---|---|---|
| NORTH | CG (General Commercial) | C-2 | Shopping center |
| EAST | CG, P-UF (Public and Semi Public – Utilities), H5 (Residential 5) | C-2-BE (C-2 Billboard Exclusion), IT (Institutional), R-A (Residential-Agriculture) | Shopping center, drainage channel, single-family residences |
| SOUTH | CG, O (Open Space) | C-2, OS (Open Space) | Medical offices, County Park |
| WEST | CG, H50 (Residential 50) | C-2, R-3 (Limited Density Multiple Residence) | Hotel, apartments |

6. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The parcel that the Project Site is located on is 6.91 acres in size and consists of one legal lot. The parcel is mostly rectangular in shape with flat topography and is developed with a single-story commercial structure. It is one of two parcels that comprise the whole of the Bixby Hacienda Plaza Shopping Center and includes five other smaller commercial structures located to the northeast of the main building. The Project Site is a 12,000-square-foot tenant space located on the southwest corner of the Project Site.

B. Site Access

The Project Site is accessible via Colima Road, a 120-foot wide Major Highway on the County Master Plan of Highways, to the north and Azusa Avenue, a 100-foot wide Secondary Highway, to the east. Primary access to the Project Site will be via an entrance/exit driveway on Colima Road. Secondary access to the Project Site will be via two other entrance exit driveways on Colima Road and an entrance/exit driveway on Azusa Avenue.

C. Site Plan

The Site Plan depicts the entire shopping center where the Project Site is located. It depicts one large commercial structure located on the southwest portion of the Project Site, as well as five other small commercial structures located on the northern and western sides. A common parking lot with 544 spaces is depicted in the middle of the commercial complex. Ingress and egress to the Project Site is provided by three driveways with approximate widths of 56 feet, 43 feet and 36 feet from Colima Road to the north and one driveway with an approximate width of 46 feet from Azusa Avenue to the east.

D. Parking

The Project provides a total of 544 parking spaces in a common parking lot located in the middle of the existing shopping complex. Twenty-seven parking spaces are required for the subject Adult Day Care facility, based on the maximum number of staff proposed at the time of approval of the CUP.

- 7. COMMUNITY OUTREACH.** On December 21, 2021, prior to the Hearing Officer's public hearing on the Project, Staff reached out to the Board members of the Hacienda Heights Improvement Association ("HHIA") for any comments they may have.

8. PUBLIC COMMENTS.

The HHIA, in a letter dated February 28, 2022, indicated that they have no concerns with seeing the proposed Project continue on its path.

9. AGENCY RECOMMENDATIONS.

No comments were received from County or other non-County government agencies.

10. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.

GENERAL PLAN CONSISTENCY FINDINGS

11. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the land use policy designation of the Community Plan because the CG land use designation is intended for a variety of retail, offices, restaurants, businesses, and service establishments that meet the needs of residential neighborhoods. An Adult Day Care Facility is consistent with this designation.

12. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Community Plan.

The following policies of the General Plan are applicable to the project:

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*
- *Policy 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The proposed Adult Day Care Facility provides a valued service to the surrounding residential areas and communities. It contributes to the diversity of community services in the area, which can serve both the local and regional population.

The tenant space where the facility is proposed to be established is adequately buffered from the surrounding community by concrete block walls, a large parking lot, and the widths of Colima Road and Azusa Avenue, both public streets and heavily travelled thoroughfares. The proposed facility is not expected to have any adverse impacts on the surrounding neighborhoods. The design and placement of the existing commercial structure as well as the imposition of developmental and operational controls by the CUP such as maximum allowed occupancy and

provision of required parking spaces, ensure that any adverse impacts to the surrounding community are significantly reduced and mitigated.

The Adult Day Care facility is also a type of land use that contributes to positive and productive human relations for a vulnerable population segment of the community. They will provide support services for developmentally disabled persons for them to engage in productive activities during the day. The establishment of such a use at the Project Site is consistent with the General Plan policies listed above.

The following policy of the Community Plan is applicable to the existing project:

- *Policy LU 1.1: Maintain the single-family character of the community.*

Properties to the northwest and further to the south, west and southwest of the site are predominantly developed with single-family residences. As mentioned above, the tenant space where the facility is proposed to be established is adequately buffered from the surrounding residential community by concrete block walls, a large parking lot, and the widths of Colima Road and Azusa Avenue, both public streets and heavily travelled thoroughfares. The proposed facility is not expected to have any adverse impacts on the surrounding neighborhoods. The design and placement of the existing commercial structure as well as the imposition of developmental and operational controls by the CUP such as maximum allowed occupancy and provision of required parking spaces, ensure that any adverse impacts to the surrounding residential neighborhoods are significantly reduced and mitigated.

ZONING CODE CONSISTENCY FINDINGS

- 13. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-2 zoning classification as an Adult Day Care Facility is permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-2).
- 14. DEVELOPMENT STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). Because the Project involves only an interior tenant improvement and does not propose any changes to the existing commercial structures, it has no physical impact to the design of the existing commercial complex. Thus, the existing commercial complex continues to be compatible with the surrounding areas, as it used to, prior to the proposed Project.
- 15. PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). There is a total of 544 parking spaces in the shared parking lot of the commercial complex. This is adequate for the 544 total required parking spaces for all the tenants in the commercial complex. A summary of the total required parking spaces for the entire commercial complex is provided in the Parking Matrix included the Exhibit "A" for this CUP.

16. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs in Commercial and Industrial Zones). The Project includes a 16-foot by 3-foot wall business sign and a 122-foot by 16-foot sign on the existing monument sign located at the main entrance driveway along Colima Road. The proposed wall sign is in compliance with the County Code requirements for such signs, which would allow a total of 108 square feet for a wall business sign based on the approximately 36-foot building frontage of the subject tenant space. The existing monument sign is shared with the other tenants of the commercial complex and is part of the approved entitlements for the whole commercial development.

CONDITIONAL USE PERMIT FINDINGS

17. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is for a tenant improvement within an existing commercial complex to establish a new Adult Day Care Facility in a tenant space that used to be occupied by a dance studio and school and is currently vacant. No changes are being proposed to the exterior of the existing commercial structures. There is ample parking within the common parking lot of the commercial complex to accommodate the parking needs of the proposed facility. The subject tenant space is adequately buffered from the surrounding community by concrete block walls, a large parking lot, and the widths of Colima Road and Azusa Avenue, both public streets and heavily travelled thoroughfares. The proposed facility is not expected to have any adverse impacts on the surrounding neighborhoods.
18. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The subject tenant space where the Project will be located is part of a larger commercial complex on two parcels with a total of 12.1 acres. The commercial complex complies with all development standards for the C-2 zone as prescribed by the County Code. No changes are being proposed to the exterior of the existing commercial structures.
19. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project will be located within an existing tenant space that is part of a larger commercial complex situated at the southwest corner of Colima Road and Azusa Avenue. Both are public streets with widths of 120 feet and 100 feet respectively and are sufficient to accommodate the kind and quantity of traffic that the proposed Project is expected to generate.

20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

21. After consideration of the Negative Declaration, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer. The proposed Adult Day Care Facility will be located within an existing 12,000-square-foot tenant space within an existing commercial complex that used to be occupied by a dance studio and school and is now currently vacant. No modifications are being proposed in the exterior of the existing commercial structure. The Project Site is not located within an environmentally sensitive area nor are there any significant environmental impacts associated with the Project.

ADMINISTRATIVE FINDINGS

22. HEARING PROCEEDINGS.

Reserved.

23. LEGAL NOTIFICATION.

The Hearing Officer finds that pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (San Gabriel Valley Tribune and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 16, 2022, a total of 311 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

24. LOCATION OF DOCUMENTS.

The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021009598**, subject to the attached conditions.

ACTION DATE: July 19, 2022

MM:CN
7/6/2022

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-003469-(1)
CONDITIONAL USE PERMIT NO. RPPL2021009598**

PROJECT DESCRIPTION

The project is the establishment and operation of a new adult day care facility within an existing tenant space at an existing commercial complex subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, and 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on July 19, 2037.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$1,600.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be unannounced and may be conducted

utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Within five (5) working days from the day after your appeal period ends, the permittee shall remit processing fees at the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$2,481.75** (\$2,406.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee) No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **September 19, 2022**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or any other law enforcement officer. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

20. This grant shall authorize the establishment and operation of a new 12,000 square-foot adult day care facility within an existing tenant space at an existing commercial complex.
21. The hours of operation of the facility shall be from 7:00 am to 4:30 pm, Mondays to Saturdays.
22. The maximum number of clients served by the facility at any given time shall be 220.
23. The maximum number of staff present at the premises at any given time shall be 27, based on the number of existing parking spaces available at the existing commercial complex and the current parking requirements at the time of approval of this CUP. This may be modified with the approval of an appropriate land use entitlement or a change in the parking requirements for the Adult Day Care facility.

24. A covenant to hold parcels 8295-012-158 and 159 together for purposes of the shared parking lot shall be recorded with the LA County Recorder's Office prior to the issuance of an Occupancy Permit for the facility.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The proposed Adult Day Health Center will not effect the surrounding areas or the shopping center. All activities will be conducted indoors with limited and supervised outdoor exercise.

B.2 The requested use at the location proposed will not:

- Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Proposed ADHC/Community Based Adult Services program is designed to promote wellbeing of both mental and physical health. We provide services that empowers our participants to stay healthy and independent.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed site is large enough for social distancing to for both staff and participants. It also has three large room to conduct needed activities and services with little modification. The shopping center also house other business that are essential for the population we serve.

Rev. 03/2019



Population served will be provide with ~~the~~ transportation, so we need very little parking space for the size of the site.

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

Transportation to and from will be provided to all participants with vans owned and operated by us. ~~But~~ Public transport or ride share services may be used at times.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 7, 2022
PROJECT NUMBER: PRJ2021-003469-(1)
PERMIT NUMBER(S): CUP RPPL2021009598
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 17128 Colima Rd., Hacienda Heights, CA 91745
OWNER: CFT NV Developments LLC
APPLICANT: New Emerald Health Services / James Qiu
CASE PLANNER: Carl Vincent Nadela, AICP
cnadela@planning.lacounty.gov

Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. Based on the information contained in the Initial Study, which are supported by substantial evidence, the project would not have a significant adverse effect on the environment. Therefore, the County proposes that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA).

Attached: Negative Declaration and Initial Study

SHAPING
TOMORROW

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. PRJ2021-003469-(1)
ENVIRONMENTAL CASE NO. RPPL2022001324

1. **DESCRIPTION:** Conditional Use Permit for the establishment and maintenance of a new adult day care facility within an existing tenant space at an existing commercial complex.
2. **LOCATION:** 17128 Colima Rd., Hacienda Heights, CA 91745
3. **PROPONENT:**
New Emerald Health Services / James Qiu
2201 Cathryn Pl., Rosemead, CA 91770
4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.
5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based in:

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

PREPARED BY: Carl Nadela, AICP, Puente Whittier Development Services Section

DATE: 5/4/2022

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: New Emerald Adult Day Care Center / Project No. PRJ2021-003469-(1) / Conditional Use Permit (CUP) RPPL2021009598 / Environmental Plan (ENV) RPPL2022001324.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Carl Nadela, 213-974-6411

Project sponsor's name and address: _____

Project location: 17128 Colima Rd., Hacienda Heights, CA 91745
APN: 8295-012-159 **USGS Quad:** La Habra

Gross Acreage: 6.91 ac

General plan designation: N/A

Community/Area wide Plan designation: CG (General Commercial)

Zoning: C-2 (Neighborhood Business)

Description of project: Conditional Use Permit for a new adult day care center within an existing tenant space at an existing commercial complex

Surrounding land uses and setting: The commercial complex is located at the southwest corner of Colima Rd and S Azusa Ave, in the unincorporate community of Hacienda Heights. The Project Site is located at the tenant space located at the southwestern-most corner of the main primary commercial structure, which is located at the southwestern corner of the property. Surrounding land uses consist of various commercial uses and single-family residences to the north, medical offices and a County Park to the east, a hotel and apartments to the south and townhomes to the west.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No. Letters were sent out to the Gabrieleno Band of Mission Indians – Kizh Nation and the Gabrieleno Tongva – San Gabriel Band of Mission Indians on January 26, 2022, informing them of the Project. An email was received from the San Gabrieleno Band of Mission Indians - Kizh Nation on January 26, 2022 indicating that there was no need for consultation because the Project did not involve any ground disturbance. An email from the Gabrieleno-Tongva Tribe on April 4, 2022, also indicated that no consultation was necessary for this Project for their tribe.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse

impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

| <i>Public Agency</i> | <i>Approval Required</i> |
|--|--------------------------|
| <u>Los Angeles County Public Works</u> | <u>Building Permits</u> |
| _____ | _____ |

Major projects in the area:

| <i>Project/Case No.</i> | <i>Description and Status</i> |
|-------------------------|-------------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Reviewing Agencies:*Responsible Agencies*☒ NoneRegional Water Quality Control
Board:☐ Los Angeles Region☐ Lahontan Region☐ Coastal Commission☐ Army Corps of Engineers☐ LAFCO*Special Reviewing Agencies*☐ None☐ Santa Monica Mountains
Conservancy☐ National Parks☐ National Forest☐ Edwards Air Force Base☐ Resource Conservation
District of Santa Monica
Mountains Area☐*Regional Significance*☐ None☐ SCAG Criteria☐ Air Quality☐ Water Resources☐ Santa Monica Mtns. Area☐*Trustee Agencies*☒ None☐ State Dept. of Fish and
Wildlife☐ State Dept. of Parks and
Recreation☐ State Lands Commission☐ University of California
(Natural Land and Water
Reserves System)*County Reviewing Agencies*☐ DPW☐ Fire Department☐ Sanitation District☐ Public Health/Environmental
Health Division: Land Use
Program (OWTS), Drinking
Water Program (Private
Wells), Toxics Epidemiology
Program (Noise)☐ Sheriff Department☐ Parks and Recreation☐ Subdivision Committee☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially significant impacts affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forestry | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Carl Nadela
Signature (Prepared by)



5/4/2022
Date

Maria Masis
Signature (Approved by)



5/4/2022
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|----------------------|
| Except as provided in Public Resources Code Section 21099, would the project: | | | | |

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no significant scenic resources that exist on the project site and in the surrounding area.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are also no trails in the vicinity of the project site.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are also no scenic highway or hillside management areas in the vicinity of the site.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located in a fully developed, urbanized area. The project site is not located on any farmland.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a fully developed, urbanized area. The project site is not zoned for agriculture nor designated as Agriculture Resource Areas.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a fully developed, urbanized area. The project site is not located on any forest land or timberland, nor is it zoned for agriculture or designated as Agriculture Resource Areas.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a fully developed, urbanized area. The project site is not located on any forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

☐☐☐☒

The project site is located in a fully developed, urbanized area. The project site is not located on any farm land or forest land.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

c) Expose sensitive receptors to substantial pollutant concentrations?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project does not differ significantly in terms of air emissions from the previous commercial use at the site, which was a dance studio. Thus, there will be no significant increases in impacts to air quality as a result of the project.

4. BIOLOGICAL RESOURCES

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive species in the area.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive natural communities in the area.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no wetlands in the area.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no fish and wildlife species in the area.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

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The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no oak woodlands in the area.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

☐☐☐☒

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive wildlife habitats, natural communities, wetlands, fish and wildlife species, oak woodlands, and biological resources in the area. The Project has no impact on any of the policies or ordinances listed above.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

☐☐☐☒

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no sensitive wildlife habitats, natural communities, wetlands, fish and wildlife species, oak woodlands, and biological resources in the area. The Project has no impact on any of the conservation plans listed above.

5. CULTURAL RESOURCES

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no significant historical resources at the site or in the general vicinity.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no significant archaeological resources at the site or in the general vicinity.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no significant paleontological or geologic resources at the site or in the general vicinity.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The project site is located in a fully developed, urbanized area. There are no human remains or cemeteries at the site or in the general vicinity.

6. ENERGY

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The Project will be conducted entirely within an existing, enclosed tenant space, at an existing commercial complex. No modifications to the exterior of the existing structure are proposed. The Project is for the establishment and maintenance of an Adult Day Care Facility. This is not expected to consume a lot of energy in its construction or operation.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project will also comply with all applicable Green Building Standards and Low Impact Development standards, which are required by the California and/or Los Angeles County Building Codes. Thus, it is not expected that the project will conflict with the Green Building Standards Code or involve the inefficient use of energy resources.

7. GEOLOGY AND SOILS

| <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|---|----------------------|
|---|--|---|----------------------|

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☐ ☒

The Project Site is not located within a Seismic Zone or near an active fault trace.

ii) Strong seismic ground shaking?

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The site is subject to strong seismic ground shaking as much as any other part of Los Angeles County. The existing commercial structure has been previously reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations at the time of development. This ensures that any negative effects of these seismic hazards are adequately addressed as prescribed by State and County regulations.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

☐ ☐ ☐ ☒

The site is located in a liquefaction zone (California Geological Survey-Seismic Hazard Zone Maps, 1997-2005). The existing commercial structure has been previously reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This ensures that any negative effects of these seismic hazards are adequately addressed as prescribed by State and County regulations

iv) Landslides?

☐ ☐ ☐ ☒

The project site is not in a landslide zone, and does not contain unstable or expansive soil.

b) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☐ ☒

The site has relatively flat topography and is already developed with an existing commercial complex. No exterior development is proposed for this Project. The Project will not result in any substantial soil erosion or loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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No exterior development is being proposed by the Project.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

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The Project site is not located on expansive soil.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

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The project also does not propose any onsite wastewater treatment facility.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

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The Project site is not in a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed Project will use its own vehicles instead of having their clients use individual vehicles. This will result in lower GHG emissions than a typical commercial use.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

This Project is consistent with the General Plan land use and zoning because the proposed use is allowed in the C-2 (Neighborhood Business) zone with a Conditional Use Permit zone as per the Los Angeles County Zoning Code and in the CG (General Commercial) land use designation as per the Los Angeles County General Plan Land Use Map. The project is also consistent with CAP, as it locates a commercial use near a bus route, an existing and proposed bicycle trail and ample pedestrian facilities, which will help support the County's goals to reduce Vehicle Miles Travelled and the resulting GHG's from these vehicle trips.

9. HAZARDS AND HAZARDOUS MATERIALS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed Project does not involve any hazardous materials.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

There are no known hazardous materials at the site.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site is not in the vicinity of any airport.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project is located within an existing tenant space of an existing commercial complex. No development or construction is proposed outside the building. The Project will not interfere with any emergency response plan or emergency evacuation plan.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site is not located within a Fire Hazard zone.

ii) within an area with inadequate water and pressure to meet fire flow standards?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The design and water pressure of the existing commercial structure are required to meet the Fire Code requirements.

iii) within proximity to land uses that have the potential for dangerous fire hazard?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project Site is not in proximity to land uses that have the potential for dangerous fire hazard.

h) Does the proposed use constitute a potentially dangerous fire hazard?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project is located within an existing tenant space of an existing commercial structure that has been built according to Fire Code requirements. It does not constitute a potentially dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed Project does not result in any significant increase in wastewater discharge at the site

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project does not result in any effect on the groundwater supply.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (i) Result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project will be located within an existing tenant space of an existing commercial structure. No exterior development is proposed. The Project will not result in any erosion or siltation.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project will be located within an existing tenant space of an existing commercial structure. No exterior development is proposed. The Project will not result in any surface run-off or flooding.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?

☐☐☐☒

The proposed Project will be located within an existing tenant space of an existing commercial structure. No exterior development is proposed. The Project will not impede or redirect flood flows.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?

☐☐☐☒

The Project Site is not located in a Federal 100-year flood hazard or County Capital Flood floodplain area.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

☐☐☐☒

The existing commercial structure has been reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This ensures that the Project complies with all applicable Low Impact Development requirements as prescribed by County Code at the time of development.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

☐☐☐☒

The Project site is connected to the public sewer system and will not utilize an onsite wastewater treatment system.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

☐☐☐☒

The proposed project is located in a relatively flat area that is not near to any body of water and thus would not place structures in areas that may be inundated by seiche, tsunami or mudflows.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

☐☐☐☒

The existing commercial structure has been reviewed by the Los Angeles County Public Works Building and Safety Division to comply with all applicable regulations. This ensures that the Project complies with any and all applicable development standards and requirements as prescribed by State and County regulations at the time of development.

11. LAND USE AND PLANNING

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project will be located within an existing tenant space at an existing commercial complex. No exterior developments are proposed. The Project will not divide an established community.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Los Angeles County General Plan designates the site as General Commercial (CG), which is intended for a variety of retail, offices, restaurants, businesses and service establishments that meet the needs of residential neighborhoods. The proposed Project is consistent with this designation.

The site is zoned Neighborhood Business (C-2), which allows an Adult Day Care Center with a Conditional Use Permit (CUP). The proposed project has been designed to avoid and mitigate any negative impacts on the surrounding areas.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within a Hillside Management Area, Significant Ecological Area or any other special management areas, as designated by the General Plan

12. MINERAL RESOURCES

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The Project Site is located in a developed urban - suburban area. There are no known mineral resources in the area.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located in, nor is it in the vicinity of, any Mineral Resource Zones as indicated in the General Plan or the State of California's Geological Survey.

13. NOISE

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

While the proposed project will result in some noise impacts, it will not be substantially different from what is already occurring at the other commercial uses located at or near the site. The proposed use will also need to comply with the Los Angeles County Noise Ordinance. Conditions will also be added into the permit ensuring that no amplified sounds are heard outside of the enclosed building

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will comply with all applicable maximum noise standards prescribed by County Code.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of any airport or airstrip what would result in significant levels of noise impact on the project.

14. POPULATION AND HOUSING

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed Project does not propose new homes or establish roads or other infrastructure. The proposed Project will establish one business at the site, which replaces another business that used to operate at the same site.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The subject tenant space is designated for commercial use and is currently vacant. The project does not displace any people or housing units.

15. PUBLIC SERVICES

| <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|---|----------------------|
|---|--|---|----------------------|

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located in a Fire Hazard zone and is served by the LA County Fire Department Station 118.

Sheriff protection?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is served by the LA County Sheriff's Industry Station

Schools?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is located within the Pasadena Unified School District

Parks?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The nearest park is the Peter F. Schabarum Regional Park which is located across the street on Azusa Ave to the east.

Libraries?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The nearest county library to the site is the Hacienda Heights Library.

Other public facilities?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project is not proposing any additional dwelling units at the site and the proposed commercial use is substantially the same as the previous use at the site as well as the other commercial uses at or near the subject commercial complex. Thus, it is not expected that the Project will have any significant effects on public utilities and facilities in the area.

16. RECREATION

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project does not propose any new dwelling unit at the site and thus will not increase the population of the area and this will not impact the use of existing neighborhood and regional parks or other recreational facilities.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not include the development of any new neighborhood and regional parks, multi-use trails or other recreational facilities.

c) Would the project interfere with regional trail connectivity?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project Site is not located in the vicinity of any regional trails.

17. TRANSPORTATION

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located northeast of the intersection of Colima Rd and Azusa, which are both heavily travelled roadways and are adequate to serve the type and volume of traffic that will be generated by the Project.

Since the project proposes to locate a commercial use adjacent to a bus route and an existing and proposed Class II Bike Path, the project will help promote the use of public transportation, bicycle or pedestrian walkways. This supports General Plan policies and other plans and programs for public transit, bicycle and pedestrian facilities.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Since the project proposes to locate a commercial use adjacent to a bus route and an existing and proposed Class II Bike Path, the project will help promote the use of public transportation, bicycle or pedestrian walkways and the reduction of Vehicle Miles Travelled (VMT) in the area.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No road improvements are proposed by the Project.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project will be reviewed by the Los Angeles County Fire Department during the Building Permit Plan Check process. This will ensure that the Project has adequate emergency access.

18. TRIBAL CULTURAL RESOURCES

| <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|---|----------------------|
|---|--|---|----------------------|

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No ground disturbance is proposed by the Project. It will not have any substantial adverse change on any tribal cultural resource.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No ground disturbance is proposed by the Project. It will not have any substantial adverse change on any tribal cultural resource.

19. UTILITIES AND SERVICE SYSTEMS

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|-------------------------------------|
| Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The Project will utilize existing utilities already in place.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing water services at the site.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing wastewater services at the site.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing solid waste services for the site.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Project is a typical commercial use, substantially similar to what has previously been operating at the subject tenant space. It will utilize existing solid waste services for the site.

20. Wildfire

| | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---|--|---|----------------------|
|--|---|--|---|----------------------|

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project will be located within an existing tenant space at an existing commercial complex. No exterior development is proposed. It will not impair any emergency response plan or evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is located in an urban area that is outside a high fire hazard area.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No additional infrastructure will be required as part of the Project.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is located in a level area and not within an area prone to flooding

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is located in an urban area that is not at high risk of wildfires.

21. MANDATORY FINDINGS OF SIGNIFICANCE

| <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|---|----------------------|
|---|--|---|----------------------|

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is located in a developed, urbanized area and there are no significant habitats of fish or wildlife species or plants in the general vicinity. Thus, the project is not expected to have any significant impacts on these species.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed Project will be located within an existing tenant space at an existing commercial complex. No exterior development is proposed. It has limited environmental impacts, both individually or cumulatively.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project is a typical and compatible use for the area. It is not expected to have any adverse effects on human beings, either directly or indirectly.



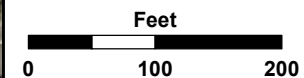
AERIAL IMAGERY

SITE-SPECIFIC MAP

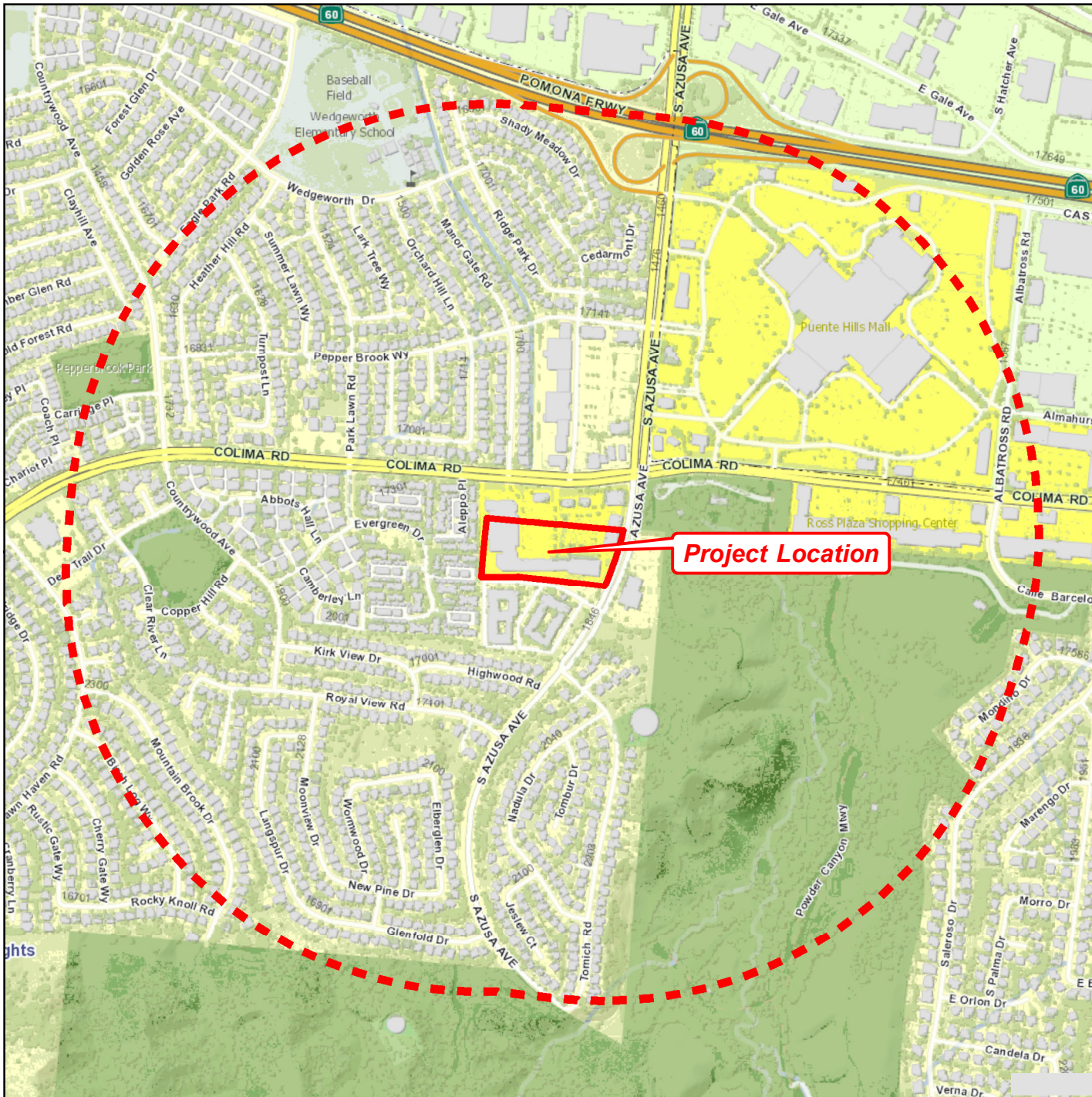
PROJECT NO. PRJ2021-003469-(1)

CUP RPPL2021009598

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2020



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



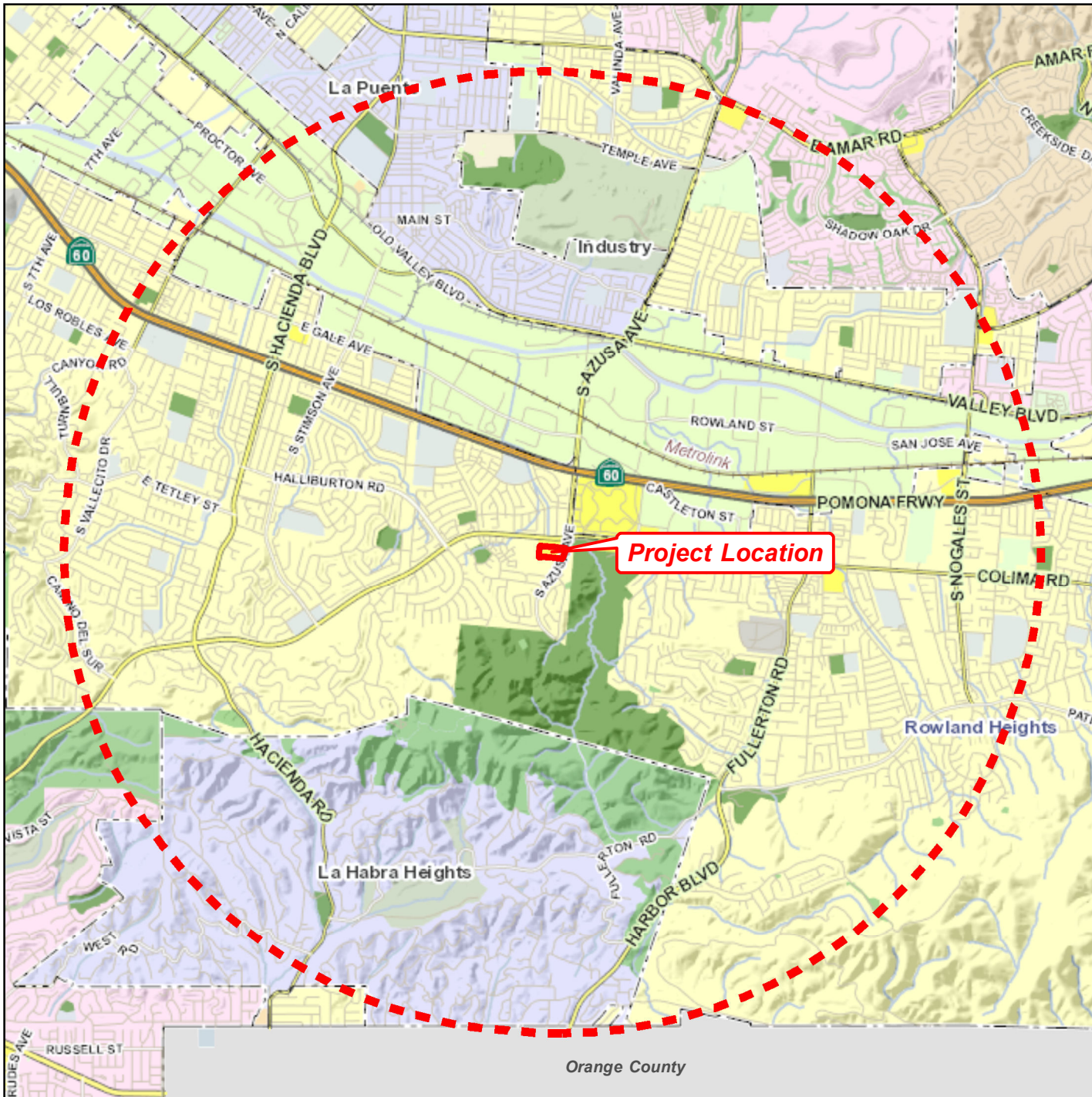
HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-003469-(1)
CUP RPPL2021009598



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2021-003469-(1)
CUP RPPL2021009598



Miles
0 1.5

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PRJ2021-003469-(1) CUP RPPL2021009598 PHOTOGRAPHS

Exterior views of Project Site from the Northeast



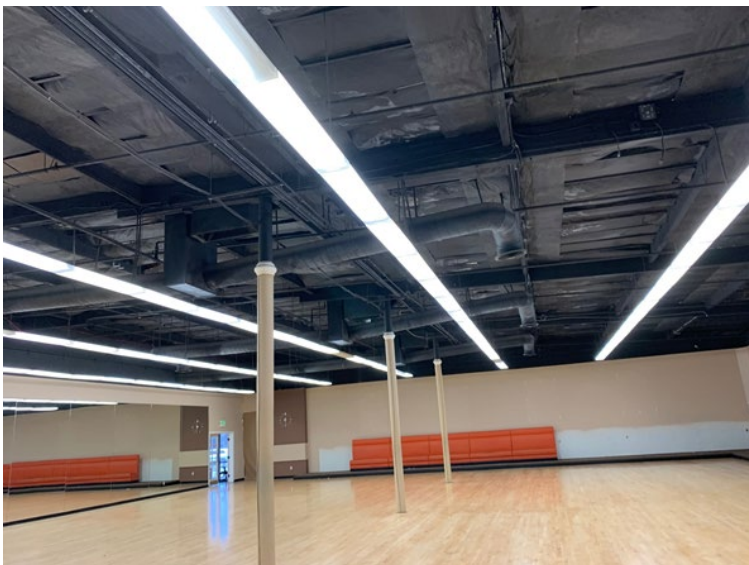
Interior View of the Front Desk



Interior View beyond the Front Desk



Interior Views beyond the Front Desk



PRESIDENT: VICE-PRESIDENT: SECRETARY: TREASURER:
Scott W. Martin Maury Edwards John Ford Randy Black

BOARD OF DIRECTORS: Ted Chang, Andrea Gordon, Cindy Greenup
Geri Kleinpell, Shou-Jen Kuo, Jeffrey Lin, Adriana Quinones, Steven Wu



HACIENDA HEIGHTS IMPROVEMENT ASSOCIATION, INC.
POST OFFICE BOX 5235 • HACIENDA HEIGHTS, CA 91745

County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

February 28, 2022

Attention: Carl Nadela, Current Planning Division
Puente Whittier Development Services

Subject: New Emerald Health Services (Adult Day Health Care Facility)
CUP RPPL 2021009598

Dear Mr. Nadela,

This project was presented at our Monthly Board of Directors meeting on February 28, 2022. The meeting took place virtually and the presentation was made by Sanford Guan, Program Director/Owner of New Emerald Health Service.

As provided the proposed Community Based Adult Services facility would be located at 17130 Colima Rd., in Hacienda Heights. Mr Guan described a program designed to support aging and functionally impaired adults to maintain a quality of life. The culturally directed programs would include but not be limited to exercise, arts and crafts, music, reading, games and group discussions, outings, and celebrations.

His team of multicultural and multilingual professionals will work with participants, primary care physicians, and family members or caregivers so that the facility may meet the needs and goals beneficial to each individual and their family. The Adult Day Care Facility is proposed to occupy a tenant space previously occupied by a dance studio and school and is currently vacant.

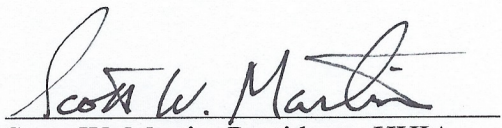
Mr. Guan clarified that the age of clients starts at 18 up to an unlimited age and languages accommodated will be in English, Spanish, Mandarin, Korean, Japanese, and Vietnamese. Mr. Guan clarified that clients were required to remain inside the facility although supervised outings would occur into the community. Written comments were solicited from HHIA members. No comments or concerns were shared in writing by the HHIA board.

This Board of Directors of the Hacienda Heights Improvement Association has no concerns with seeing this proposed project continue on its path. Thank you for continuing to coordinate having presentations made to the HHIA board on projects.

The Hacienda Heights Improvement Association (HHIA) is a California chartered community association dealing in matters concerning Hacienda Heights, California. The HHIA appreciates the opportunity to provide a community forum for members and residents of Hacienda Heights to see and hear firsthand project proposals from developers and architects.

If I can be of further assistance, please contact me at (626) 608-8540 or by email at scott.martin@hhia.net

Sincerely,



Scott W. Martin, President - HHIA

Cc: HHIA Board Members

Mr. Sanford Guan

Ms. Edith Gonzalez, 1st Supervisorial District

Ms. Kimberly Olivares, 1st Supervisorial District